

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**A LEASE ASSIGNMENT OF SAN ANTONIO GIFT SHOP, LOCATED  
IN FARMERS MARKET, TO SANDRA ZAPIEN FOR AN  
ASSIGNMENT FEE OF \$3,000.00 AND AN INCREASE IN FY 2025  
LEASE REVENUE OF \$1,477.44 TO BE DEPOSITED INTO THE  
MARKET SQUARE IMPROVEMENT FUND.**

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**WHEREAS**, the City has leased 228 square feet of space in Farmers Market to Ms. Alanis for over twenty years and the tenant now wishes to assign her lease agreement to Ms. Zapien; and

**WHEREAS**, per the lease agreements with all Farmers Market and El Mercado tenants, when a tenant has operated a leased space for less than twenty years (non-legacy status) or is requesting to assign a lease to a non-family member, the proposed assignee will be required to pay the market lease rate and a \$3,000.00 assignment fee; and

**WHEREAS**, additionally upon execution of the lease assignment, the lease rate will increase from the current rate of \$3.26 per square foot to the market rate of \$3.80 per square foot upon execution of the lease assignment, the lease rate will increase from the current rate of \$3.26 per square foot to the market rate of \$3.80 per square foot; and

**WHEREAS**, approval of this ordinance is consistent with City of San Antonio policy to lease public property in Market Square for retail purposes under regulations established in Chapter 32, Article II of the City's Municipal Code. Approving this lease assignment requires passage by City Council.

**NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee, or the Director of the Center City Development and Operations Department or designee is authorized to execute a lease assignment of San Antonio Gift Shop, located in Farmers Market, to Sandra Zapien for an assignment fee of \$3,000.00 and an increase in FY 2025 lease revenue of \$1,477.44 to be deposited into the Market Square Improvement Fund.

**SECTION 2.** Funds received for this ordinance for one-time assignment fee will be deposited in Fund 29604001, Internal Order 219000000147 and General Ledger 4406845.

**SECTION 3.** Funds received for this ordinance for rate increase will be deposited in Fund 29604001, Internal Order 219000000147 and General Ledger 4407720.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 15th day of August, 2024.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney